



Battle Creek Historic District Commission

Staff Report

Meeting: January 14, 2013

To: Historic District Commission

From: Glenn Perian, Senior Planner

Date: January 4, 2013

Subject: The petition filed by Cassie Roberts, on behalf of Wells Fargo Bank, is for the issuance of a Notice to Proceed from the Historic District Commission to demolish the structures at 156 W. Manchester.

Site:

The property is located in the Local Old Advent Town Historic District.



Summary of Request

The home at 156 W. Manchester is a 1285 square foot structure that was built in 1925. The structure sits on a lot approximately 59' wide by 132' deep. The Wells Fargo Bank acquired the property in late 2012 foreclosure and the home has been on the vacant and abandoned list since August 2011 and the City started the dangerous building process for the property in

December of 2011. Wells Fargo Bank has submitted a Bid Itemization Form that puts the cost of repair for the structure at \$43,018.00 and a demolition cost of \$15,260. The City completed an investigation of the property on 2/7/2012 to determine the extent of repair required for the property to allow re-occupancy with an estimated cost of repair of \$67,329. Assessing records have an assessed and taxable value of \$19,399 for the property. Due to the cost of rehab, Wells Fargo Bank is asking for HDC approval to demolish the structure.

Public Notice Requirements:

Public notice has occurred as outlined under MCL Section 399.205 Section 5 (6)...*"the business that the commission may perform shall be conducted at a public meeting of the commission held in compliance with the open meetings act, Act No. 267 of the Public Acts of 1976, as amended, being sections 15.261 of 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976, as amended."*

Applicable HDC Guidelines:

This property is to be reviewed in accordance with City of Battle Creek Building and Housing Code Chapter 1470 "Historic Preservation", as amended, the Michigan's Local Historic Districts Act, as amended, and the criteria for the National Register of Historic Places as outlined in the Secretary of the Interior's Standards and Guidelines.

Generally, demolition of a structure will not comply with the standards outlined in the Secretary of Interior's Standards and Guidelines. However, in the event that these standards cannot be met, the State Act and local ordinance states that a notice to proceed **shall** be issued if any **one** of the following criteria, per Ch 1470.09(e) as follows, is met:

(e) Work within an Historic District shall be permitted through the issuance of a notice to proceed by the Commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the Historic District Commission to be necessary to substantially improve or correct any of the following conditions:

(1) The resource constitutes a hazard to the safety of the public or to the structures and occupants.

(2) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community, and the applicant proposing the work has obtained all necessary planning and zoning approvals and financing and environmental clearances.

(3) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God or other event beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the Historic District, have been attempted and exhausted by the owner.

(4) *Retaining the resource is not in the interests of the majority of the community.*

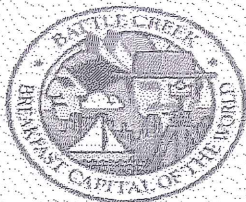
Analysis and Recommendation:

The Wells Fargo Bank has provided an Application for a Notice to proceed to demolish the structures at 156 W. Manchester. A cost estimate from Wells Fargo Bank of approximately \$43,000 has been submitted for the rehabilitation of the building and the City has estimated the cost of repair to be approximately \$67,000. The property is on the vacant and abandoned list, the dangerous building list, and the Code Division has stated that it is a problem property in the neighborhood. The applicant is expected to be in attendance at the meeting to discuss the demolition plans and answer any questions you may have.

While planning staff would prefer to see buildings rehabilitated, as outlined in the ordinance, the HDC **shall** approve a Notice to Proceed if at least **one** of the criteria has been met. It is your job to determine if the Wells Fargo Bank application has met the test outlined in the ordinance for the HDC to grant a Notice to Proceed for the demolition of 156 W. Manchester, as outlined in Chapter 1470 "Historic Preservation" and the Michigan Local Historic Districts.

Planning staff is recommending that a Notice to Proceed be issued to the Wells Fargo Bank for the demolition of the buildings at 156 W. Manchester, in that the request meets standards (1) and (3) outlined in Chapter 1470.09(e) "Review of Applications" because as documented in their application, retaining the building will cause undue financial hardship to the property owner and the building has been identified by Code staff as a problem property in the neighborhood.





HISTORIC DISTRICT COMMISSION

City of Battle Creek, Planning and Community Development Department

Commerce Pointe Bldg., 77 East Michigan Avenue, Ste. 204

Battle Creek, Michigan 49017

Phone: (269) 966-3320

Fax: (269) 966-3529

APPLICATION FOR DETERMINATION OF APPROPRIATENESS

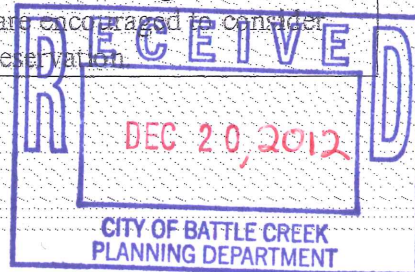
Date: 12-6-12 Applicant/Contact Name: Cassie Roberts
Phone #: 269-317-9857 Property Owner: Wells Fargo Bank NA
Property Address: 156 W Manchester, Battle Creek MI 49037
Address for Correspondence (If different from property address): Keller Williams Realty
7175 Tower Rd, Ste H, BC 49004
Applicants Role: Owner Architect Contractor X Other: Realtor
HUD Funded: Yes No X In a Historic District: Yes X No
On or before date of completion of proposed work, the building will have a code compliant smoke detector or fire alarm system? Yes No X

DESCRIPTION OF PROJECT:

The bank/owner would like to demolish the house due to significant repairs that would be needed to rehab the property

Instructions:

- The Commission will not consider an application with inadequate or unclear information. Review your application with City staff in advance to be sure it is complete.
- The property owner or person authorized to act on the owner's behalf must attend the Historic District Commission (HDC) meeting when this application is considered. If an authorized representative will be attending a letter of authorization must be included with this application.
- Provide drawings that explain what is proposed. Elevations are required for all projects. Include plans, site plan, details, specifications, and product information as needed.
- ONE set of drawings on 8 1/2 x 11 paper is strongly recommended. This set will be copied and distributed in the HDC packets. For larger drawings, colored prints, or anything that cannot be copied by staff, submit 10 copies of each item.
- Indicate all dimensions. Drawings should be to scale.
- Submit one copy of the following photos: All four elevations of the building (straight on shots of all four sides of the building), a historical photo of the property (check the Willard Library 1940 picture file), and a street photo showing adjacent structures to the property.
- Provide specific information on all materials: Manufacture's names, illustrations, specifications, and samples. Material information should be submitted with this application. All samples (paint color chips, shingles, etc.) should be brought to the meeting.
- Indicate not only the immediate area of the work, but also how it relates to the building as a whole. Enlarged photocopies of photographs with the proposed changes drawn in may be helpful.
- For new construction, indicate both in plan and elevation how the project will relate to the surrounding streetscape.
- Proposed demolition should include estimates for the complete repair of the property.
- For smaller projects staff can provide information on previous HDC decisions as a guide to what may be acceptable. For complex projects such as additions, applicants are encouraged to consider seeking the advice and expertise of an architect familiar with historic preservation.



PAS Work Order		Mackenzie Environmental	11/28/2012
VER 11, 2012			
PAS Loan #:	0508337193	Before starting the work: The contractor must sign the work order and email or fax 855-694-0268 to the attention of the PAS Coordinator listed Thank you	
Address:	156 MANCHESTER STREET W		
Coordinator:	Janice Smith		
SCOPE: Contractor to complete work as scoped below not to exceed \$15260.00. The work is to be scheduled with the agent and completed as soon as possible but no later than 12/26/2012. All permits included in price.			
INTERIOR	APPROVED AMOUNT	SCOPE/COMMENTS	
1. INTERIOR PAINT			
2. DRYWALL/REPAIRS			
3. DEMO WALL COVERINGS			
4. CARPET REPLACE			
5. CARPET REPAIR			
6. VINYL			
7. HARDWOOD			
8. SUB-FLOOR			
9. OTHER FLOORING			
10. CABINETS/HARDWARE			
11. COUNTERTOPS			
12. INTERIOR DOORS/TRIM			
13. RANGE/COOKTOP/OVEN			
14. VENT HOOD			
15. DISPOSAL			
16. DISHWASHER			
17. REFRIGERATOR			
18. WATER HEATER			
19. BATH ACCESSORIES			
20. PLUMBING FIXTURES			
21. PLUMBING LINES			
22. SHOWER/TUBS/ SURROUNDS			
23. HVAC			
24. ELECTRIC FIXTURES			
25. OUTLETS & SWITCHES			
26. SMOKE DETECTORS			
27. WIRING & BREAKERS			
28. REPAIR CLEAN-UP			
OTHER REMEDIATION			
OTHER			
INTERIOR SUBTOTAL:	\$0.00		
EXTERIOR	APPROVED AMOUNT	SCOPE/COMMENTS	
29. ROOF REPAIR/REPLACE			
30. GUTTERS			
31. BRICK VENEER			
32. SIDING/TRIM REPAIR/REPLACE			
33. EXTERIOR PAINT			
34. POWER WASH			
35. WINDOW REPAIR/REPLACE			
36. EXT. DOORS/HARDWARE/TRIM			
37. GARAGE DOORS			
38. FENCE/GATE			
39. LANDSCAPING			
40. STRUCTURAL			
41. OTHER REPAIRS:			
OTHER Demolition	\$15,260.00	permits, mobilization and site services, demolition and removal of the structure, disposal of basement foundation walls, floor and footings, break up and remove concrete, remove fuel oil tank from basement, back fill with class 3 material, topsoil and seed, mulch	
OTHER			
EXTERIOR SUBTOTAL:	\$15,260.00		
APPROVED BUDGET TOTAL:	\$15,260.00		
Terms & Conditions: Contractor shall install and complete all work in accordance with manufacturer's recommendations and local code requirements. Work shall be completed in a professional manner consistent with industry standards for residential construction. Contractor shall guarantee all work not covered by a manufacturer's warranty for 180 calendar days. All work covered by manufacturer's warranty shall be guaranteed for the entire warranty period. Contractor shall provide to the agent their invoice for the work and a Conditional Release of Lien in the amount of the invoice upon completion of the work. Contractor shall provide a certified Final Release of Lien to the agent within seven (7) days of final payment for the work, said release shall specifically identify all subcontractors utilized to perform the work and a statement that all subcontractors have been paid. All manufacturers' warranties shall be provided to the agent with the contractor's invoice for the work. Contractor acknowledges that "Time is of the Essence" and shall diligently execute the work to meet the scheduled completion date. Approved budget to include all materials, labor, permits, taxes and fees necessary to complete the scope of work in a professional			
CONTRACTOR ACCEPTANCE:		DATE:	

PREMIERE

ASSET SERVICES

PROPERTY ASSIGNMENT / INSTRUCTION LETTER

PLEASE READ ENTIRE LETTER CAREFULLY BEFORE ACCEPTING PROPERTY ASSIGNMENT.

Date: 08/03/2012

Agent Name: **Roberts, Cassie**

Reference No.: **0508337193B**

Company: **Keller Williams Kalamazoo Market Center**

Subject Address: **156 MANCHESTER STREET**

City: **BATTLE CREEK**

State, Zip: **MI, 49037**

THIS PROPERTY IS CURRENTLY IN A REDEMPTION PERIOD. DO NOT PERFORM ANY WORK ON THE PROPERTY PREMISES. WE MAY NOT REIMBURSE FOR EXPENSES INCURRED UNLESS PRIOR APPROVAL IS OBTAINED FROM YOUR PAS REPRESENTATIVE.

The above referenced property was previously listed on the market with (Previous Agents Name). Please contact this agent by phone at (Previous Agents Phone Number) to obtain keys to the property. If you are unable to reach the agent within 24 hours or the agent does not provide you with keys for the property, you may proceed with having the property rekeyed.

Premiere Asset Services, is the servicer of the above referenced property. We would like to request your services as the Listing Agent for this property. Please read this letter carefully and provide your acceptance and understanding of these instructions/terms for this property by completing the "Accept Property Assignment" task in the Agent Portal (<https://iagent.aspengrove.net>). Once you have provided acceptance of these terms, you will be given tasks to complete in the Agent Portal that correspond to the general instructions in this letter. Instructions for completing the individual tasks in the Agent Portal are communicated from the tasks themselves. For actions outside the Agent Portal, please follow the guidelines listed below unless told otherwise from your Asset Manager. Current PAS representatives assigned to the property are available under Property Details in the Agent Portal. Any questions regarding this letter should be directed to your asset manager. Any technical problems using the Agent Portal should be directed to PASTechSupport@wellsfargo.com.

Communication

Any communication regarding information about this property, its occupants, previous mortgagors, and potential buyers should be conducted through the Secure Messaging feature in the Agent Portal. Secure Messaging allows to you send, record, and receive sensitive information that is not appropriate for transmission through unencrypted email. Sending such information through unencrypted email may be a violation of our corporate policy and may be cause for termination of our agreement and/or legal action. Any questions regarding information security/privacy policies should be directed to PASTechSupport@wellsfargo.com.

REO Instructions

Using the Agent Portal

All work related to marketing and maintenance of this property will be communicated through the use of workflow tasks in

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ASSET SERVICES

the Agent Portal. Other work may be required to be completed outside of the requested information from the portal. In addition to the items below, you will be contacted by a PAS representative when such information is needed or work requested.

Billing

All invoices with the exception of HOA assessments must be submitted through the agent portal. HOA assessments should be sent directly to the HOA team at PASAPHOA@wellsfargo.com.

Utilities are to be placed in the name of the listing agent.

The agent may pay the invoice then seek reimbursement from PAS or the agent may submit the invoice to PAS to pay the contractor directly. Invoices in the amount of \$500.00 or greater **must** be paid directly by PAS.

All contractors must be licensed and bonded.

Agent must submit the following to Premiere Asset Services:

1. Completion Invoice - All invoices submitted must have Service Address, Service Dates, Breakdown of Services, and vendor information.
2. W-9 must be completed and signed by the vendor or agent to be reimbursed (only once).
3. Proof of payment e.g. check copy (if paid by agent to vendor).
4. Verification of repairs completed (before and after photos).

To ensure timely payment, please verify all requirements are met, approvals are received and procedures are followed, prior to the submission of invoices. A complete list of PAS Accounts Payable Rules/Restrictions can be found in the Agent Accounts Payable Guide located on the portal, under REO Resources, Broker Procedures.

Note: Closing Statement of Expenses - Any outstanding invoices must be submitted to PAS within 21 days of closing. No expenses will be paid at the closing table. Waiting until the 21st day to submit invoices is not recommended. In the case the invoice does not have all required information or there is an issue causing the invoice to be denied there will not be time to resubmit the invoice for reconsideration of payment. It is advised that if possible you submit any invoice needing payment prior to the 21 day deadline in the event further information is needed. It is the agent's responsibility to have the utilities disconnected effective the day of the closing. The final utility invoices must be submitted to PAS immediately upon receipt.

PASAP reminders:

- Initial utility bills which include charges prior to the foreclosure sale date, should be coordinated with your PAS property contact prior to payment or submission to Accounts Payable.
- A complete account history reflecting all charges and service dates is required for any bill which contains a previous balance, past due amount, prior balance or a running balance
- The HOA information task should be completed within 5 days of accepting the property. Forward HOA bills and information to PASAPHOA@wellsfargo.com or via fax to 866-574-3545.

PASAP Contact Information:

PASAPInquiries@wellsfargo.com	Accounts payable billing questions
COSSTechSupport@wellsfargo.com	Technical support for online bill submissions
PASTechSupport@wellsfargo.com	Agent portal technical support
PASAPHOA@wellsfargo.com	HOA invoices and information
1-855-694-0268	General/contract fax number



Yard Maintenance

During the Spring/Summer season, regular yard maintenance will have to be scheduled. If monthly cost exceed \$125.00, please contact PAS for approval.

Offers

All offers must be presented to PAS for review via the Agent Portal. All accepted offers must be prequalified, include proof of funds, and have an earnest deposit. The ORIGINAL contract, counter offer form and all addendums, including proof of funds, prequalification letter, and proof of Buyer's earnest money deposit must be uploaded/forwarded to PAS within five (5) days of offer acceptance date. Any outstanding invoices must be submitted to PAS, 21 days prior to the scheduled closing date. No expenses will be paid on the date of closing, at the closing table or after closing with the exception of FINAL utilities. It is the agent's responsibility to have the utilities disconnected effective the day of the closing. The final utility invoices must be submitted immediately to PAS upon receipt.

Closing

Premiere Asset Services will designate a closing office. Please coordinate closing with the designated office. You can ask your Asset Manager for the designated closing office at any time. Keep you Asset Manager informed of any delays or problems with the closing.

Agent Information

Please ensure your resume, E & O Insurance, Real Estate License, completed W-9 and a list of zip codes have been provided/updated upon receipt of this letter. If this information is up to date, please disregard. Please do not hesitate to contact us should you have any questions or require additional documentation. We are looking forward to working with you in our mutual goal to successfully market and sell this property.

Agent and Buyer Incentives

PAS Agent, Selling Agent, and buyer incentives may be available for this property depending on the location, owner of record, type of dwelling, buyer qualifications, and special promotions. All sales incentives will be communicated in the Listing Agreement at time of listing.

Sincerely,

Premiere Asset Services



RE: 156 W. MANCHESTER ST.

FAX

Date: 12/20/2012

Pages including cover sheet: 6

To:	
Phone	
Fax Number	+1 (269) 966-3529

From:	Cassie Roberts
	955 S Mason Rd
	Nashville
	MI 49073
Phone	+1 (269) 317-9857
Fax Number	(888) 225-1336

NOTE:

Please see attached application for placement on the January meeting, a bid to demolish the property and a Property Assignment Letter showing I am managing the property on behalf of the owner and acting on their behalf. I do not currently have the estimates for complete repair but would by the day of the meeting. Please consider this and confirm placement for the January meeting.

Thank you,
Cassie Roberts
Keller Williams Realty
269-317-9857
7175 Tower Rd, Ste H
Battle Creek, MI 49014



Repair Bid Itemization Form

Bid Date: 12/15/2012

CONTRACTOR

Marketing Bid

NAME: F Lax Construction Inc

ADDRESS: 651 Livernois, Ferndale, MI 48220

PHONE: (248) 547-1914

EMAIL: info@flaxco.com cwithey@flaxco.com

PROPERTY -

PAS NUMBER: 508337193

STREET: 156 Manchester

CITY/STATE: Battle Creek, MI 49037

AGENT -

NAME: Cassie Roberts

PHONE: 269-965-7010

CELL PHONE: 269-317-9857

Contractor License & Insurance Information

License #:

State:

Expiration Date:

Insurance Co.:

Contact Name:

Policy Amount:

Expiration Date:

UTILITY ACTIVE? Yes ☐ No ☐

WATER Yes ☐ No ☐

ELECTRIC Yes ☐ No ☒

GAS Yes ☐ No ☒

WELL Yes ☐ No ☐

SEPTIC Yes ☐ No ☐

FURNACE TYPE:

FURNACE AGE:

A/C TYPE:

A/C AGE:

Material of water line

Foundation type

Brand of main electrical panel

Lawn Sprinkler System

1) Interior Paint (MUST be Glidden low VOC or equivalent)

Interior: Bid to include 2 tone paint, neutral off-white on walls and ceilings (if needed) and white gloss on trim and doors, medium grade paint or better. Remove hooks and nails.

*indicate which room(s)

Complete Interior (walls, ceilings, doors, woodwork):

Walls Only:

Cabinets Only:

Paneling Only:

Other (describe):

Interior Paint Total

Paint main and upper level 1547SF

Prime main and upper levels (bold colors) 1547SF

\$3,480.75

\$1,082.00

\$4,563

2) Drywall

Drywall repair to match existing finish.

Drywall Repair/Replace:

Other (describe):

Replace partial drywall walls in rec, stairs, bed 1, bed 2, din, kit, and bath 736SF \$1472

Replace all drywall walls in bed 3, bed 4 832SF \$1664

Please note: this home has plaster walls and ceilings

LEAD CONTAINMENT FOR REPAIRS

\$1,836.00

\$1,588.00

\$3,424

Drywall Total

3) Demo Wallcoverings

Wallpaper removal price includes re-texture. Bid here, not in paint bid.

Wallpaper Removal:

Other (describe):

Demo Wallcoverings Total

\$0

FLOORING

Flooring Replacement: Bid neutral colors (beige). List flooring remove and prep separately under "others" in this section. Always replace doorstops and shoe molding. When replacing carpet, always replace the pad.

4) Carpet

Carpet Replace (Bid 30 oz. Carpet on new 6# re-bond pad or better)

List yardage:

122

Price per yd:

\$27.00

\$3,294.00

5) Carpet Repair

Describe repair		
Carpet Cleaning (clean, stretch, deodorize)		
Other (describe):		
		\$0

6) Vinyl

Vinyl Replace	Rooms	Yardage	
List yardage & rooms:	35	Price per yd:	\$29.00
			\$1,015.00
Vinyl Repair (describe):			

7) Hardwood

Hardwood floor refinish or cover with carpet:	Refinish hardwood in rec 392SF @ \$3.75/SF \$1470 and shoe trim 68lf \$204 stained \$100	\$1,774.00
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8) Subfloor

Sub floor Repair/Replace:	Replace luan 274SF (9 sheets @ \$60/sheet) \$540 shoe trim over vinyl 170lf \$510 and r/r toilet \$60	\$1,110.00
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9) Other Flooring

Other (describe):		
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CARPENTRY

Provide lineal footage for replacement of cabinets/countertops (specify materials). Bid all rotten exterior wood (fascia, soffit, trim, siding). Bid doors/hardware to match existing and specify number if replacing. Metal garage doors preferred if replacing.

10) Cabinets//Hardware

11) Countertops (neutral color if replacing)

12) Interior Doors/Hardware/Trim:

Replace 18LF lower kit cabs @ \$140/LF \$2520	
Replace 12LF upper kit cabs @ \$120/LF \$1440	
Replace vanity in bath 24" \$240	\$4,200.00
Replace 18LF countertop plus vanity top 2lf	\$1,400.00
Replace base in kit, bed4 and bath 92LF \$322	
Replace Case 1x6 living, bed1, 2, 3, 4, din/kit	
189LF \$803 6 - Doors bed1, bed2, kitchen, & basement 32" + bed3, bed at 30" \$900;	
dining french 15 lite pocket doors (wood) 65" \$1000; By pass door bed 3 48" \$180	
Replace door hardware bed 2 \$20	\$3,225.00
	\$8,825

APPLIANCES: All new appliances MUST be Energy Star qualified

Replacement: Bid to include installation & disposal. State brand, style and size.
State reason for replacement (missing, inoperable, aged). Repair: Describe repair needed.

13) Range/Cook-Top/Oven:

14) Vent Hood:

15) Disposal (1/3 HP):

16) Dishwasher:

17) Refrigerator

18) Water Heater(s):

	Functional ?	
repair/replace: Replace 30" gas range	Yes <input type="checkbox"/> No <input type="checkbox"/>	\$800.00
repair/replace: Install 30" microhood	Yes <input type="checkbox"/> No <input type="checkbox"/>	\$500.00
repair/replace:	Yes <input type="checkbox"/> No <input type="checkbox"/>	
repair/replace:	Yes <input type="checkbox"/> No <input type="checkbox"/>	
repair/replace:	Yes <input type="checkbox"/> No <input type="checkbox"/>	
repair/replace: see below	Yes <input type="checkbox"/> No <input type="checkbox"/>	\$795.00

PLUMBING

Specify type of repair or replacement and give location. Address all supply or drain line repairs, valve boxes, sewer clean outs and stopped up drains.

19) Bath Accessories

Paper holders, towel racks etc.

Mirrors/Medicine Cabinets:

Replace mirror in bath

\$175.00

\$175

20) Plumbing Fixtures

Faucets (no plastic):

Replace faucet in kit sink and bath sink \$400

\$940.00

Sinks, Toilets (seats):

Replace bathtub diverter + faucet, drain, and showerhead \$540

\$450.00

Replace sink in kit and bath

\$1,390

21) Plumbing Lines

Supply Pipes:

Waste Pipes:

Well/septic Inspect:

Septic:(Rpr/Repl)

Well, Pump, Main Line:

Winterize/De-winterize:

The copper/galvanized plumbing is damaged and missing. Will replace with Pex 224lf \$3360. New risers to the kitchen and 2nd floor tub and vanity \$500

\$3,860.00

NOTE - water heater space in appliances not big enough. Install 40 gal power vent water heater \$1150 new pvc venting 18lf \$324 and electric service \$125. Please note there is a partially finished bathroom in the basement that would require a toilet, shower stall replacement, and bathtub fixtures, vanity/sink/faucet to complete as well as flooring and all applicable plumbing (approx. \$3000 to finish)

\$1,569.00

Other (describe):

\$5,429

22) Plumbing: Shower/Tubs & Surrounds

Showers/Tubs:

install drywall in damaged wall 32sf \$70 and replace damaged tile for

\$320.00

Bath remove tile walls in non shower section and install new drywall Removing 128sf of tile \$200 install new drywall \$300 LEAD containment \$220

\$720.00

Tile(repair/replace):

23) HVAC - All new units MUST be Energy Star qualified

For Replacement: Specify size (tons/BTU's) and type. Repair if possible. Always change filters after painting.

Condenser:

repair/replace:

Functional ?

Yes ☐No ☐

Furnace:

repair/replace:

Yes ☐No ☐

Thermostat:

repair/replace:

Replace

Yes ☐No ☐

\$125.00

Duct Work/Grilles:

repair/replace:

Replace 18 vents

Yes ☐No ☐

\$198.00

install a new furnace 100,000 BTU 92% efficient \$2910. Install new PVC infeed and outlet piping 34lf \$544. Filter rack \$260. Fix wiring to the furnace and to the thermostat \$190. Reconnect the plenum \$110 and fix the duct work for the new furnace connection \$220. PLEASE note there is no duct work to the attic bedroom.

\$4,234.00

Service Call Report Required/Change Filters:

Gas lines missing for the furnace and the water heater. 19lf of black gas pipe and shut off

\$695.00

Replacement Cost

HVAC Total

\$5,252

ELECTRICAL - replace all incandescent light bulbs with compact fluorescent bulbs

Address illegal splicing, missing wires, etc. Specify if fixtures are inoperable or missing and give number of fixtures to replace, state which rooms (prices include new bulbs and globes). Bid to be to code and include permits as necessary.

24) Electric Fixtures (ceiling fans, porch lamps etc.)

Fixture Repair/Replace:

Replace ceiling fan/light living \$180 dining rm hanging \$120 Flush lights bed1, bed 2, bed3, bed4 \$260 full bath light bars \$70

Yes ☐No ☐

\$630.00

(all fixtures to be working and with compact fluorescent bulbs)

25) Outlets & Switches

install missing switches 11 plugs 14 + 8 damaged 44 wall plates and 2 GFI

Yes ☐No ☐

\$839.00

26) Smoke Detectors

(# of detectors): install 4 smoke detectors

Yes ☐No ☐

\$160.00

27) Wiring & breakers

Electrical inspection (some wiring is missing and not sure the extent the damage or amount missing)

\$325.00

REPAIR/CLEAN-UP/SALES CLEAN

28) Repair Clean-Up/Sales Clean

(Thorough and professional cleaning to include deep cleaning of all appliances)

\$350.00

EXTERIOR

Specify type & weight of shingle. Be consistent with neighborhood. Check with HOA/Verify local requirements. Price includes tear-off and permits. Specify quantity & type of roofing materials. Specify reason for replacement. Contractors must state how many squares and the price per square. Complete replacement to include up to 10% deck replacement if necessary.

29) Roofing

Repair Leaks:

Replace:

Roof Decking/Sheathing:

Flashing:

Other(describe):

\$0

30) Gutters

Specify footage, number of downspouts & splash blocks for gutters:

Gutters:

Downspouts:

Splash blocks:

\$0

31) Brick Veneer

Brick/Stucco Repair:

Other (describe):

\$0

32) Siding Trim Repair/Replace

Exterior Trim/ Siding:

33) Exterior Paint (Check HOA rules for proper colors and paint styles (if applicable)

Complete Exterior (all previously painted surfaces):

Doors (includes garage doors):

Other (describe):

\$0

34) Power wash

Power Wash Complete Exterior:

Driveway and Walk:

Other(describe):

\$0

35) Window Repair/Replace

Windows Reglaze/Replace: #

Screens: #

Other (describe):

see safety bid

repair/replace:

\$0

36) Exterior Doors/Hardware/Trim:

37) Garage Doors:

Replace 16' (double width) garage door Weatherstripping 32lf \$128

\$1,328.00

38) Fence & Gate:

39) Landscaping (Mulch, Planting, etc)

40) Structural

Broker/field rep to recommend structural report, if needed. Bids for major structural repair should be based on the engineer's report. Prices includes dirt hauling and clean-up.

Engineer's Inspection Reports:		
Grading:		
Foundation (piers, etc.):		
Epoxy, Masonry (chimney repair):		
Other (describe):		

Structural Total	\$0
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41) Other:	(Please describe issue in the space below)

Grand Total
\$43,018

Date of Bid:	12/19/12	Estimated days to complete:	50
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CONTRACTOR SIGNATURE:

Handwritten signature

Contractor Comments:



FAX

Date: 12/28/2012**Pages including cover sheet:** 6

To:	
Phone	
Fax Number	+1 (269) 966-3529

From:	Cassie Roberts
	955 S Mason Rd
	Nashville
	MI 49073
Phone	+1 (269) 317-9857
Fax Number	(888) 225-1336

NOTE:

Quote for rehab on 156 W Manchester to go with application for demo.
Any questions please contact Cassie Roberts at 269-317-9857.



CITY OF BATTLE CREEK

10 N. Division Street, Room 111

Battle Creek, MI 49014

269.966.3387

NOTICE OF VIOLATION - COST OF REPAIR ESTIMATE

KARA WEST
156 W. MANCHESTER ST
BATTLE CREEK, MI 49017-5246

Permits Required

X Building X Mechanical

X Electrical X Plumbing

Re: 156 W MANCHESTER ST

To Whom It May Concern:

An investigation of this property was conducted on 02/07/2012 to determine the extent of repair required to allow re-occupancy. The results are as follows:

The estimated cost of repair: \$67,329

The SEV is: \$22,383

Based on the fact that the cost of repair exceeds the SEV for the property, the building meets the test for demolition.

The inspection conducted on 02/06/2012 identified the following violations of the International Property Maintenance Code 2009, related to the referenced property:

Violations

Uncorrected

304.12 Handrails and guards.

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

INSPECTOR COMMENTS: BASEMENT AND SECOND FLOOR STAIRS

Uncorrected

306.1 General.

Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) high or more than 42 inches (1067 mm) high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: Guards shall not be required where exempted by the adopted building code.

Uncorrected

305.6 Interior doors.

Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

INSPECTOR COMMENTS: REPAIR/REPLACE MISSING BROKEN, OR DAMAGED DOORS

Uncorrected

305.1 General.

The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

INSPECTOR COMMENTS: INTERIOR CONDITIONS

Uncorrected

305.3 Interior surfaces.

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

INSPECTOR COMMENTS: REPAIR/REPLACE AS NEEDED

Uncorrected

304.18.1 Doors. Doors providing access to a dwelling unit, Rooming unit, or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily opened from the side from which egress is to be made without the use of keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt shall be installed according to the manufacture's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt.

INSPECTOR COMMENTS: PROVIDED APPROVED LOCKS

Uncorrected

704.2 Smoke alarms.

Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power or in buildings that undergo alterations, repairs or additions regulated by Section R313.2.1.

INSPECTOR COMMENTS: THROUGHOUT HOUSE AS REQUIRED

Uncorrected

702.4 Emergency escape openings.

Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear

opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

INSPECTOR COMMENTS: AS REQUIRED

Uncorrected

604.2 Service

The size and usage of appliances and equipment shall serve as the basis for determining the need for additional facilities in accordance with the Electrical Code. Dwelling units shall be served by a three-wire 120/240 volt, single phase electrical service having a rating of not less than 60 amperes.

INSPECTOR COMMENTS: DETACHED GARAGE

Uncorrected

605.2 Receptacles.

Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.

INSPECTOR COMMENTS: AS REQUIRED

Uncorrected

604.3 Electrical system hazards

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle or lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

INSPECTOR COMMENTS: WIRES REMOVED, CUT OR DAMAGED

Uncorrected

605.1 Installation.

All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

INSPECTOR COMMENTS: AS REQUIRED - BREAKER BOX REMOVED

Uncorrected

302.7 Accessory structures.

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

INSPECTOR COMMENTS: DETACHED GARAGE DOOR MISSING

Uncorrected

304.15 Doors.

All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

INSPECTOR COMMENTS: REAR DOOR

Uncorrected

304.4 Structural members.

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

INSPECTOR COMMENTS: GABLE END EVE SUPPORTS NEED TO BE REPAIRED

Uncorrected

304.2 Protective treatment.

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces re-painted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

INSPECTOR COMMENTS: STUCCO AND PAINTING, REBAR EXPOSED ON FRONT PORCH RAILING

Uncorrected

304.9 Overhang extensions.

All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

INSPECTOR COMMENTS: NOT COMPLETED - OPEN PERMIT

Uncorrected

302.1 Sanitation.

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

INSPECTOR COMMENTS: TRASH AND RUBBISH IN GARAGE

Uncorrected

304.17 Guards for basement windows.

Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents.

INSPECTOR COMMENTS: REPAIR REPLACE BROKEN GLASS

Uncorrected

304.6 Exterior walls.

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

INSPECTOR COMMENTS: REPAIR/REPLACE AS NEEDED

Uncorrected

304.12 Handrails and guards.

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

INSPECTOR COMMENTS: FRONT PORCH

Uncorrected

306.1 General.

Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) high or more than 42 inches (1067 mm) high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: Guards shall not be required where exempted by the adopted building code.

INSPECTOR COMMENTS: FRONT PORCH

Uncorrected

602.2 Residential occupancies.

Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

INSPECTOR COMMENTS: NO FURNACE

Uncorrected

403.5 Clothes dryer exhaust.

Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted in accordance with the manufacturer's instructions.

INSPECTOR COMMENTS: AS REQUIRED

Uncorrected

403.2 Bathrooms and toilet rooms.

Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be re-circulated.

INSPECTOR COMMENTS: AS REQUIRED

Uncorrected

603.1 Mechanical appliances

All Mechanical appliances, fireplaces, solid fuel burning appliances, cooking appliances, and water heaters shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

INSPECTOR COMMENTS: AS REQUIRED

Uncorrected

505.4 Water heating facilities.

Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

INSPECTOR COMMENTS: NO WATER HEATER

Uncorrected

1. The bathroom has no running water.

505.1 General. Every sink, lavatory, bathtub and shower, drinking fountain, water closet, or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtub and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

INSPECTOR COMMENTS: NO WATER

Uncorrected

502.1 Dwelling units.

Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

INSPECTOR COMMENTS: AS REQUIRED

Uncorrected

506.1 General.

All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

INSPECTOR COMMENTS: VERIFY PROPER INSTALLATION

Uncorrected

503.1 Privacy.

Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling.

INSPECTOR COMMENTS: AS REQUIRED

Uncorrected

504.1 General.

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

INSPECTOR COMMENTS: AS REQUIRED REPAIR REPLACE AS NEEDED

Uncorrected

403.1 Habitable spaces.

Every habitable space shall have at least one openable window. The total openable

area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in Section 402.1.

Exception: Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 m²). The ventilation openings to the outdoors shall be based on a total floor area being ventilated.

INSPECTOR COMMENTS: AS REQUIRED

This inspection may not include all of the violations that exist at this address, other violations may exist, but because of their location or the fact that they may be covered by debris or construction materials, we were unable to document them.

Permits may be required for some or all of the repairs. Permits must be obtained as outlined in Section 105 of the Michigan Residential Code. Licensed Building, Electrical, Mechanical, or Plumbing contractors are responsible for obtaining the required permits. A homeowner who occupies or will occupy a single-family dwelling may obtain the required permits.

Should you have any questions or concerns regarding this Dangerous Building repair estimate, please call Dennis McKinley, Code Compliance Administrator at (269) 966-3387

Sincerely,

DON WILKINSON
Inspector